

South Cooper Mountain the region's next Great Community!

Fall 2012

Looking back: What has happened so far

Urban & Rural Reserves 2010-11

- Metro Ordinance No. 10-1238A, June 23, 2010, joint & concurrent submittal of Clackamas Co., Multnomah Co. & Washington Co.
- Metro Ordinance No. 11-1255, May 13, 2011 re-designation submittal establishing Urban & Rural Reserves
- •Includes South Cooper Mountain (Urban Reserve Area 6B) 1,776 acres

State LCDC Approval 2012

- Land Conservation & Development Commission Order 12-ACK-001819 issued Aug. 14, 2012
- •Nine objections to LCDC Order 12-ACK-001819 filed Sept. 5, 2012
- Final appeal deadline for Court of Appeals review, Sept. 26, 2012

Regional Planning Process

Urban and Rural Reserves were adopted by the Metro region in the spring of 2011 culminating a multi-year collaborative process among the three counties and 26 cities comprising the region. The state Land Conservation and Development Commission (LCDC) gave verbal approval to the new long-term growth management plan in August 2011. The final written order acknowledging the regional reserves ordinances was issued by LCDC Aug. 14, 2012 and is currently pending judicial review by the Oregon Court of Appeals. For more information on the state's review of the *Metro Urban and Rural Reserves* plan, visit the Department of land Conservation and Development (DLCD) website at www.oregon.gov/LCD/pages/metro urban and rural reserves 2011.aspx.

South Cooper Mountain, a 1,776-acre area identified as Urban Reserve Area 6B, was designated as an urban reserve in this process. Urban reserves are lands located outside the Urban Growth Boundary (UGB) that are suitable for accommodating urban development over the next 50 years. Areas designated as urban reserves are now the first priority for inclusion inside the UGB when Metro determines there is a need for additional land for housing or employment to accommodate forecasted population and job growth.

Rural reserves are lands outside the UGB that are high value working farms or forests, or have important natural features warranting protection from urbanization for the next 50 years.

UGB Expansion 2011

- Metro Ordinance No. 11-1264B, October 2011
- •Includes 543 acres in SCM (2011 Phase Annexation Area)
- Metro conditions: Main Street & Neighborhood designations w/ zoned capacity for 4,651 dwelling units; farm machinery provisions, etc.
- City to complete planning for entire URA 6B to provide protection & enhancment of public lands, natural resources and features

State LCDC Approval 2012

- LCDC gave verbal approval June 14, 2012 to Metro Ordinance No. 11-1264B adding total of 1,985 acres to UGB (Final written acknowledgement order pending)
- Includes 543-acre portion of South Cooper Mountain (URA 6B)

The UGB Expansion approved by Metro in October 2011 added 1,985 acres to the regional growth boundary. Visit Metro's website at www.oregonmetro.gov/index.cfm/go/by.web/id/37518 for more information about the UGB decision. This expansion includes 543 acres in the southern portion of **South Cooper Mountain** - Urban Reserve Area 6B. There are several **special conditions** that the city of Beaverton is obligated to meet as it moves forward with the planning that needs to be completed prior to urbanization of the area:

- Adopt comprehensive plan provisions and land use regulations for the area to authorize urbanization pursuant to Metro Code section 3.07.1120 (Planning for Areas Added to the UGB)
- Complete the concept planning for the whole of Urban Reserve Area 6B in order to
 provide appropriate protection and enhancement to public lands and natural features,
 and protect and enhance the integrity of Metro Titles 3 and 13 resources (water quality,
 flood control, fish & wildlife habitat) in the area
- Plan for trails and pedestrian and bicycle travel to ensure appropriate access to Cooper Mountain Nature Park
- Apply the Main Street and Neighborhood designations to the area as described in the Regional Framework Plan, Summary of 2040 Growth Concept
- Land use regulations adopted pursuant to *Metro Code 3.07.1120* shall provide zoned capacity for a minimum of 4,651 dwelling units in the area
- Land use regulations shall include provisions such as setbacks, buffers and designated lanes for movement of slow-moving machinery-to enhance compatibility between urban uses in the area and agricultural and forest practices on adjacent land

outside the UGB that is zoned for farm or forest use pursuant to statewide planning Goal 3 or 4.

City of Beaverton UGB Request 2010

- Resolution No. 4040 endorsing request to add portion of URA 6B to UGB adopted Aug. 16, 2010
- Letter to Metro Sept. 1, 2010 formally requesting addition of 530-acre portion of URA 6B to UGB
- City expressed willingness to take on planning effort & provide governance and urban services to area
- South Cooper Mountain Prospectus submitted to Metro Sept . 2011 supplementing the city's formal UGB request

City of Beaverton Annexation 2012

- Voluntary annexation outreach July/August 2012
- Thresholds for triple majority annexation pursuant to ORS 221.170(1) met as of Aug. 13, 2012
- Target date for City Council public hearing Nov. 13, 2012
- Target date for annexation of SCM territory to become effective Jan. 31, 2012

City Annexation Process

Annexation of the 543-acre portion of **South Cooper Mountain** that was added to the UGB in 2011 is being facilitated by the city. Voluntary annexation outreach commenced in July 2012, resulting in receipt of *Petitions for Consent Annexation* from 82% of the property owners in the territory being annexed. This group owns 87% of the property in the area which represents 80% of the assessed value. Each property owner in the area received a packet with general annexation information, along with an estimate of property taxes after annexation for each tax lot owned. As indicated on the estimate sheets, the full city tax rate will be phased in over a three-year period beginning July 1, 2013.

ORS 221.170(1) establishes thresholds for a "triple majority" annexation, where the city may dispense with holding an election when:

"... more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body on or before the day: (a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city..."

A public hearing before the City Council is tentatively scheduled for Nov. 13, 2012 to take comment on the proposed annexation of the 543-acre *South Cooper Mountain* territory. All property owners in the area will receive notice of this hearing. Following the hearing, the council will consider an ordinance annexing the territory into the city. A second reading of the ordinance and final decision on the annexation will take place the first week in November. There is a 21-day appeal period following the date of the final council decision. The annexation will become effective upon filing the annexation records with the Secretary of State (ORS 222.180).

• Looking ahead: What happens next

Concept Plan

- Engage in a robust public planning process to develop a concept plan that identifies a long-term vision for the entire South Cooper Mountain area (URA 6B), also including the Cooper Mountain area that was added to the UGB in 2002
- Establish stakeholder's working group and technical advisory committee

Community Plan

- Develop detailed community plan for the 543-acre SCM annexation area to implement the vision established in the concept plan and provide a blueprint for urbanization of the area
- Refine implementation and infrastructure financing strategies

City Planning Process

Prior to urbanization and development in the 543-acre *South Cooper Mountain* area added to the UGB, and annexed to the city, it is necessary to develop a concept plan for the whole 1,776-acre *South Cooper Mountain*- Urban Reserve Area 6B. The city is required to prepare a concept plan in accordance with *Metro Functional Plan Title 11: Planning for New Urban Areas* to guide long-range planning, ensuring that areas brought into the UGB are urbanized efficiently and become or contribute to mixed-use, walkable, transit-friendly communities. It is also the purpose of *Title 11* to provide interim protection for areas added to the UGB until city or county amendments to land use regulations allowing urbanization are adopted for these areas.

The city is also required to address the specific conditions attached to the **South Cooper Mountain** area added to the UGB in 2011, as listed above under **UGB Expansion 2011.** As stated in the June 1, 2011 **South Cooper Mountain Prospectus**, this area is a key component of the City of Beaverton's recently adopted **Civic Plan** housing strategy, which identified a need for a total of 13,555 new housing units between now and 2035. Completion of the concept and detailed community planning for **South Cooper Mountain** is a critical step in achieving several city and regional priorities and goals.

The concept and community planning effort for **South Cooper Mountain** presents a unique opportunity to develop an overall vision and implementation strategy providing an adequate supply of balanced housing for the city, Washington County, and the region within a complete community that supports existing commercial centers, and leverages existing and planned infrastructure improvements in the area. A full public planning process will ensure that the city achieves its goal of creating **a complete, connected, vibrant community – the region's next great place!**